

ACCESSIBILITY/VISITABILITY

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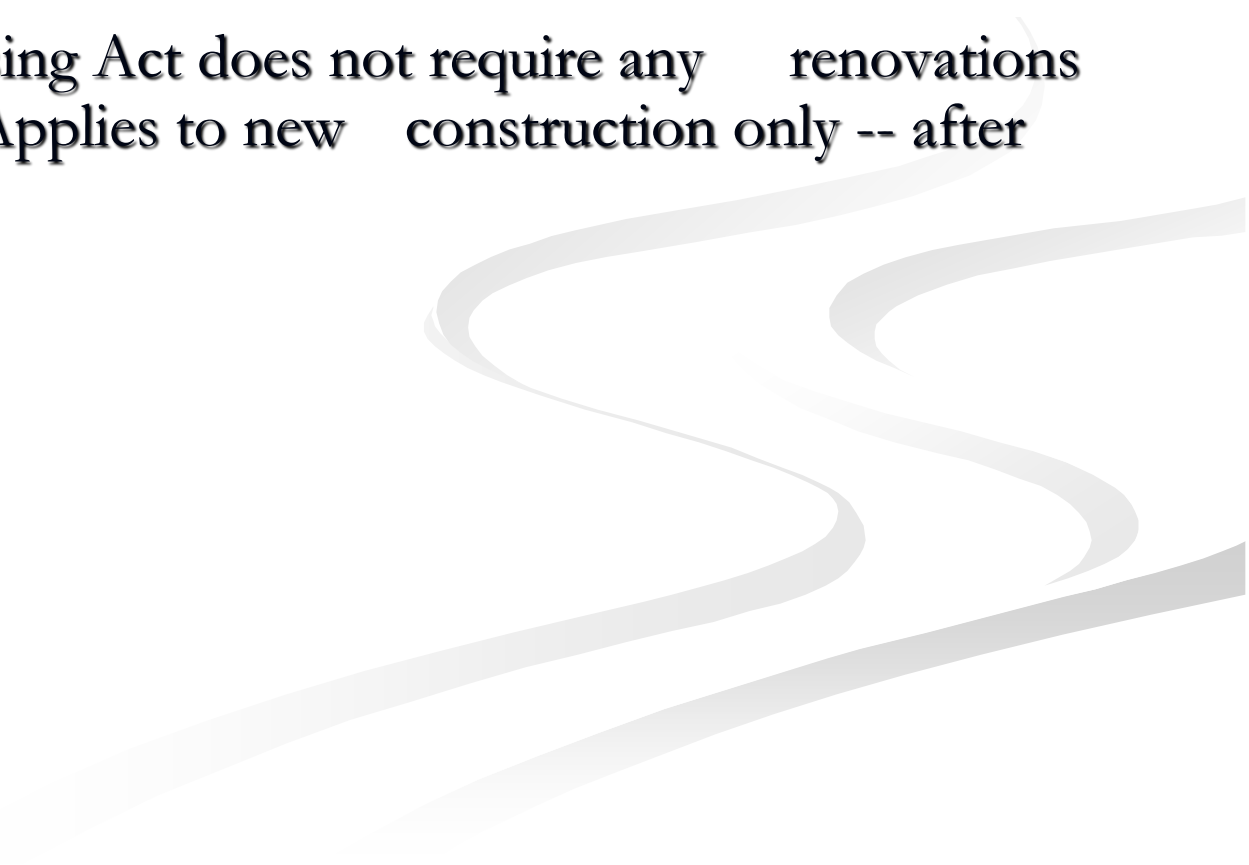
(901) 726-6404

Units Covered by the Fair Housing Act

- The design and construction requirements apply to “covered multifamily dwellings” designed and constructed for first occupancy after **March 13, 1991**
- All dwelling units in buildings containing four or more units, with an elevator
- All ground floor units in buildings containing four or more units, without an elevator

Covered Unit

The Fair Housing Act does not require any renovations to existing buildings. Applies to new construction only -- after March 13, 1991.

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Fair Housing Act-

Seven Design and Construction Requirements

1. Accessible building entrance on an accessible route
2. Accessible and usable public and common use areas
3. Usable doors
4. Accessible routes into and through the covered unit
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
6. Reinforced walls in bathrooms for later installation of grab bars
7. Usable kitchens and bathrooms

Who Is Liable ?

Potential Respondents or Defendants

- Developers
 - Architects
 - Builders
 - Engineers
 - Landscape architects
 - Contractors
 - Corporate owners
 - Successor owners
 - Homeowner associations
 - Others
- 
- A decorative graphic consisting of several thick, light gray wavy lines that flow from the right side of the slide towards the left, creating a sense of movement and depth.

Important Measurements

- 1/4" Threshold
- 32" Door Clearance
- 36" Pathway
- 30"X48" Clear Floor Space, the #1, most important measurement?
- 48" Maximum Reach in height, switches etc
- 15" Minimum reach in height outlets
- less then 60" Small kitchen
- More then 60" Big Kitchen
- 40" Minimum Clearance counter/appliances in kitchens

Reasonable Modifications

Structural modifications can be requested by residents and applicants for properties that are not covered by the Act's design and construction requirements.

For example, in an older building - accessible ramp, widening doorways, or customizing a kitchen or bathroom.

A decorative graphic consisting of several thick, light gray wavy lines that flow from the bottom right towards the center of the slide, creating a sense of movement and design.

DESIGN AND CONSTRUCTION: ACCESSIBLE BUILDING ENTRANCES ON AN ACCESSIBLE ROUTE



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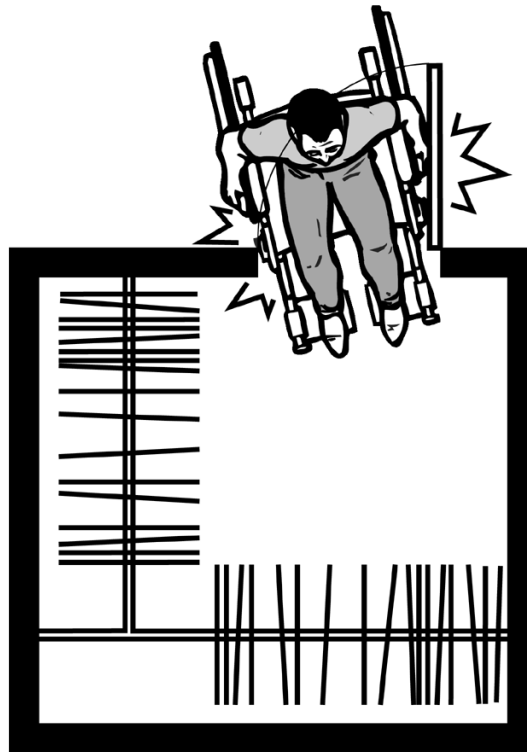
DESIGN AND CONSTRUCTION: ACCESSIBLE PUBLIC AND COMMON USE AREAS



DESIGN AND CONSTRUCTION: ACCESSIBLE PUBLIC AND COMMON USE



DESIGN AND CONSTRUCTION: USABLE DOORS



DESIGN AND CONSTRUCTION: ACCESSIBLE ROUTE INTO AND THROUGH UNIT



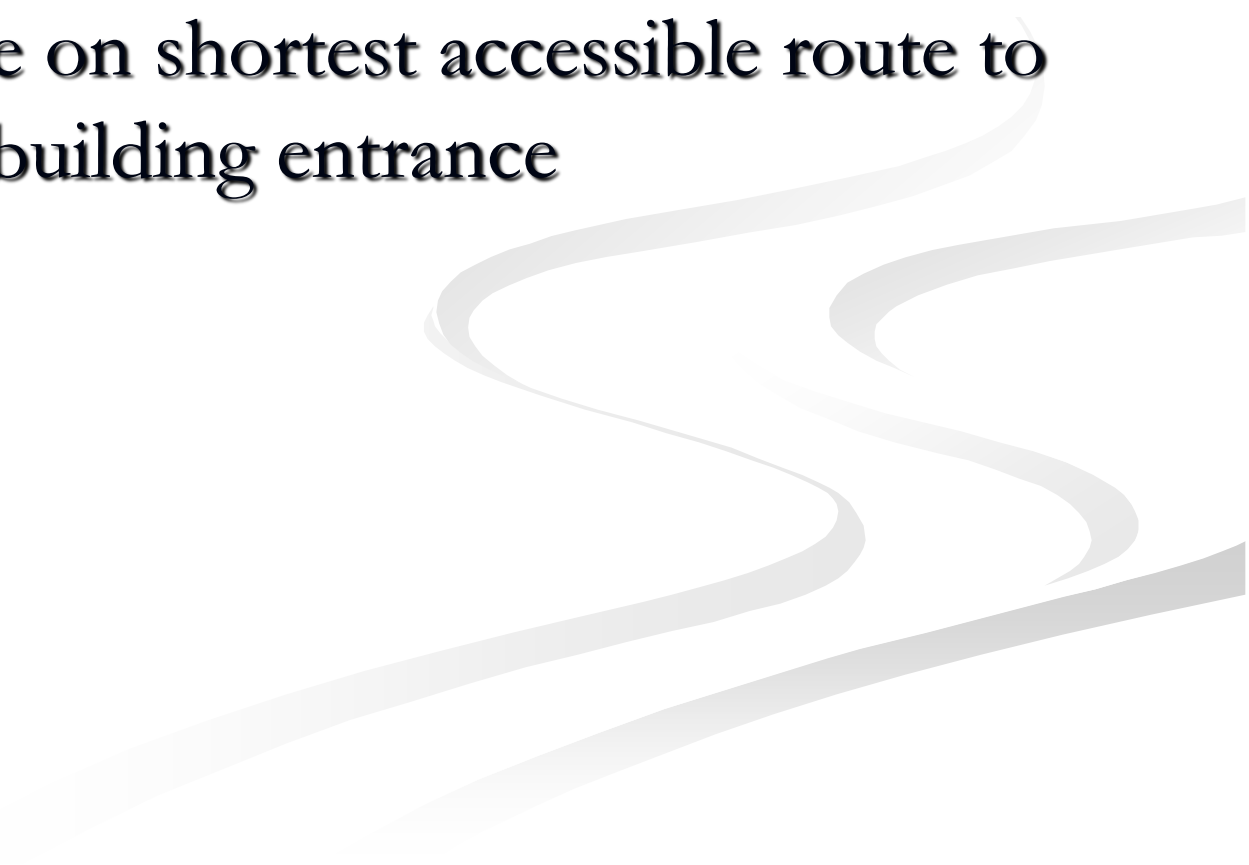
DESIGN AND CONSTRUCTION: USABLE KITCHENS AND BATHROOMS



Van accessible parking space



Parking

- 2% of the number of parking spaces that serve the dwelling units.
 - Spaces must be on shortest accessible route to the accessible building entrance
- 
- A decorative graphic consisting of several overlapping, wavy, light gray lines that sweep across the bottom right portion of the slide, creating a sense of movement and depth.

Slopes, curb cuts etc.



Measuring a slope



Accessible Common Use Amenities?



Barrier?

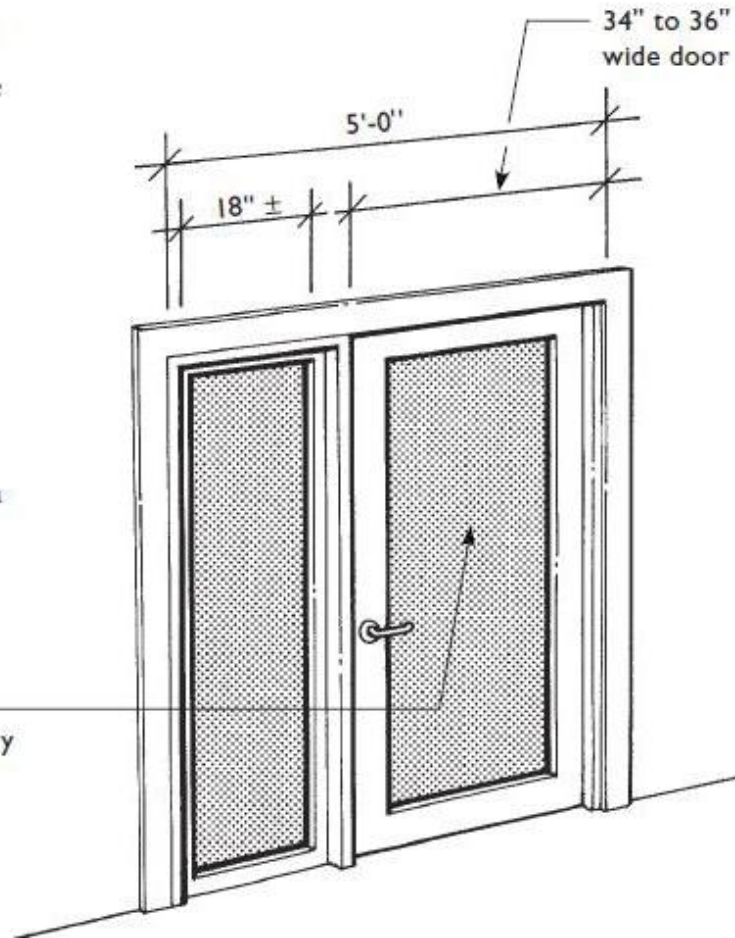


Doors

use.

country construction
ts may restrict the size
placed in exterior
o have a 5-foot wide
indard 6-foot wide
ot provide adequate
r must still be pro-
nch nominal clear
on is to install a 36-
door coupled with an
o provide equivalent
al light and view.

32" nominal clear
width for secondary
exterior door



Accessible Bathrooms



VISITABILITY

- Growing trend nationwide that refers to single-family or owner-occupied housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.
- Visitability differs from both full accessibility and universal design

When is a house visitable?

- A house is visitable when it meets three basic requirements:
 - one zero-step entrance.
 - doors with 32 inches of clear passage space.
 - one bathroom on the main floor which you can get into in a wheelchair.

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